

TRANSFER
TAX
PAID

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS,

021306

THAT, U.S. SMALL BUSINESS ADMINISTRATION, an Agency created under and by virtue of an Act of Congress, having an office in Augusta, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by MDM MOTELS, INC., a corporation duly organized and existing under the laws of the State of Maine and having a principal place of business at Waterville, County of Kennebec and State of Maine, whose mailing address is 222 Main Street, Waterville, Maine 04901

the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said MDM MOTELS, INC., its successors and assigns forever,

A certain lot or parcel of land with the buildings situated thereon, located in Waterville, County of Kennebec and State of Maine and more particularly bounded and described as follows:

Commencing at an iron pin in the northerly line of Kennedy Memorial Drive and two hundred feet (200') easterly of the intersection of Jackson Street and Kennedy Memorial Drive; which iron pin is situated in the southeasterly corner of property sold to "Sun Oil" Company; thence northerly along the easterly line of land now or formerly of Sun Oil Company a distance of one hundred seventy-four and two tenths feet (174.2) to an iron pin situated in the northeasterly corner of premises now or formerly of Sun Oil Company; thence in a general westerly direction along the northerly line of land now or formerly of Sun Oil Company a distance of two hundred feet (200'), more or less, to a point situated on the easterly right-of-way line of Jackson Street; thence in a general northerly direction along the easterly right-of-way line of Jackson Street, a distance of eighty-two feet (82'), more or less, to the point of intersection of the southerly line of Jackson Street and the easterly right-of-way line of Jefferson Street; thence in a general easterly direction along the southerly line of Jackson Street a distance of three hundred twenty feet (320'), more or less, to an iron pin; thence in a general southeasterly direction a distance of two hundred fifty feet (250') to an iron pin situated in the northerly line of premises now or formerly owned by Humble Oil Company; thence in a general westerly direction along the northerly line of land now or formerly of Humble Oil Company a distance of one hundred feet (100'), more or less, to the northwesterly corner of land now or formerly of Humble Oil Company; thence southerly along land now or formerly of Humble Oil Company's westerly line a distance of one hundred seventy-four and two tenths feet (174.2') to an iron pin in the northerly line of Kennedy Memorial Drive; thence in a

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general westerly direction along the northerly right-of-way line of Kennedy Memorial Drive a distance of one hundred feet (100') to the point of beginning.

Also, another certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, and being Lot #107 as originally laid out on a plan of Union Farm Lots, now known as Greenwood Park, which plan was made in 1918 and recorded in the Kennebec County Registry of Deeds in Plan Book 7, Page 1.

Also, another certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Beginning at a point on the northwesterly corner of the intersection of Jackson and Jefferson Streets in said Waterville; thence in a westerly direction along the northerly line of Jefferson Street a distance of fifty-eight feet (58') to a fence along the right-of-way of Interstate Highway 95; thence in a northerly direction along said fence a distance of one hundred seven feet (107') to the westerly line of Jackson Street; thence in a southeasterly direction along the westerly line of Jackson Street a distance of one hundred thirteen feet (113') to the point of beginning.

Said property is subject to the following:

1. Restrictions, covenants and conditions set forth in an instrument dated September 23, 1965 and recorded in the Kennebec County Registry of Deeds in Book 1396 Page 194.
2. Rights and easements granted to Central Maine Power Company in an instrument dated July 30, 1937 and recorded in the Kennebec County Registry of Deeds in Book 737 Page 279.
3. Rights and easements granted to Central Maine Power Company in an instrument dated March 17, 1965 and recorded in the Kennebec County Registry of Deeds in Book 1372 Page 279.
4. Rights of others to take water from a spring located on the insured premises, as described in an instrument dated June 20, 1927 and recorded in the Kennebec County Registry of Deeds in Book 660, Page 415.
5. Easement Deed from American Motor Inn, Inc. to Central Maine Power Company and New England Telephone and Telegraph Company dated May 8, 1996 and recorded in said Registry of Deeds in Book 5124 Page 304.

Being the same premises conveyed to the herein Grantor by
 Warranty Deed of American Motor Inn, Inc., said Deed dated June
 3, 1996 and recorded in the Kennebec County Registry of Deeds at
 Book 5150 Page 215.

IN WITNESS WHEREOF, the said, U.S. SMALL BUSINESS ADMINISTRATION, has
 caused this instrument to be signed by Philip C. Proulx, its hereunto duly
 authorized Chief, PMD this 19th day of August, 1996.

Signed, Sealed and Delivered
 in the presence of

U.S. SMALL BUSINESS
 ADMINISTRATION

Witness

By: Philip C. Proulx

Its duly authorized Chief, Portfolio Management Div

ACKNOWLEDGEMENT

STATE OF MAINE
 Kennebec, ss.

August 19, 1996

Personally appeared the above named Philip C. Proulx in his said capacity
 as Chief PMD of the said U.S. SMALL BUSINESS ADMINISTRATION, who
 acknowledged the foregoing instrument to be his free act and deed and the free act and
 deed of said SMALL BUSINESS ADMINISTRATION.

NOTARY PUBLIC

Dana M. Relyea

(print name)

re/mdm.qc

DANA M. RELYEA
 NOTARY PUBLIC, MAINE
 MY COMMISSION EXPIRES JANUARY 22, 1997

RECEIVED KENNEBEC SS.

1996 AUG. 20 AM 9:00

ATTEST: *[Signature]*
 REGISTER OF DEEDS